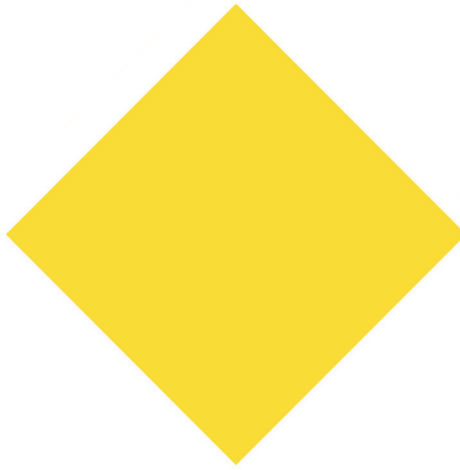




Project Address: 5338 East San Miguel Avenue
Paradise Valley, Arizona 85253

Subdivision / lot: Lot 29 of the Stone Canyon Amended subdivision

APN: 172-47-086

NARRATIVE:

This application is to split the lot 29 of the Stone Canyon Amended subdivision into two lots. The Stone Canyon subdivision was originally plated in 1955 and amended to the current state in 1992, prior to the current Town of Paradise Valley Ordinances. Like many of the unique hillside lots in Paradise Valley the current lot is an irregular shape and does not meet the current Ordinance section 6-3-5 B "*All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line.*" Due to the unique topography this is common and is a pre-existing condition.

Lot 29 is 102,029 sf [2.342 acres] and is zoned R-43 hillside. Since the lot is under 2.5 net acres this lot split is required to go through the non-administrative land modification process.

The proposed lot split will result in two lots.

Lot 1: proposed size: 44,282 [1.017 acres] zoned R-43 hillside

Lot 2: proposed size: 57,759 [1.326 acres] zoned R-43 hillside

Both proposed lots will meet all the requirements of Article 6-3 standards of design except for section 6-3-5 B "*All side lines of lots shall be at right angles to straight street lines and radial to curved street lines for a distance equal to the horizontal distance between the property line and the front setback line.*" The new proposed property line dividing the two lots was shifted during the review process to be perpendicular to the northern property line to adhere to the ordinance as much as possible.

The proposed lot split will also meet the requirements of Article XXII section 2209 of the Hillside ordinance for a lot split.

Currently there are no plans to develop either lot, however preliminary plans are provided that show how the lots could be developed under the current ordinance without any variances.

This application is requesting to defer some of the requirements for the lot split to occur at the time the lots are being developed. The Town of PV staff have reviewed the requests and have agreed that they can be reviewed and approved by the Town prior to the issuance of the building permit. These will be added as stipulations to the lot split.

The proposed deferred requirements:

1. Landscape plan per section 5-10-7.D
 - o Please note that the current owner has served the neighborhood and the Town of PV by removing an abandoned house on the lot, that was a blight on the neighborhood and presented a safety risk. The Lot has been significantly improved with extensive revegetation that was approved by the Town of PV and Hillside.
 - o The required R.O.W. landscape should be designed at the time of development to coincide with new driveway and civil improvements that will be required in the R.O.W. along Solano Drive
2. Road improvements along Solano Drive
 - o The current road width along the frontage of the property is equal to or greater than the 18 feet width requirement.
 - o The town engineer has agreed that any road improvements / ribbon curb can be reviewed at the time of the lots developments after a through Grading and Drainage Plan can be reviewed.

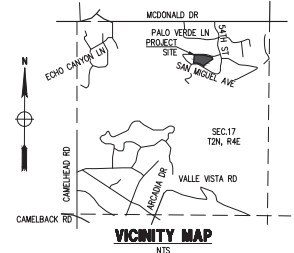
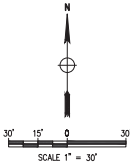
There are currently two existing site walls within the right of way along Solano Drive that were maintained during the previous demolition / revegetation phase. The civil engineer, during this phase, and the town engineer both agreed that the site wall should remain in place to prevent erosion. A right of way encroachment permit is currently being reviewed by the town of PV to allow the existing retaining walls to remain.

The current lot and the proposed lots currently do not have access to the city of Phoenix Sewer. Each proposed lot at the time of development will need to analyze the cost / feasibility to tie into the existing sewer on N. 54th Street. This is currently a requirement by the Town of Paradise Valley. If it is not feasible the lots will be on a septic system which is similar to the neighboring lots.

STONE CANYON AMENDED II

A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



GENERAL NOTES

1. THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
2. NO COAR'S ARE CREATED WITH THIS MAP.
3. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R. & PLAT REC. IN BK. 371, PG. 31, M.C.R.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
7. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
9. THE EXISTING STRUCTURES ON THE LOT WILL BE DEMOLISHED. THE TOWN WILL NOT RECORD A PLAT UNTIL A DEMO PERMIT IS APPLIED, ISSUED, AND FINALIZED.
10. ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 5-10-7.2 OF THE TOWN CODE AND THE TOWN LANDSCAPE GUIDELINES.

STIPULATIONS

1. EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH LOT RESPECTIVELY.

LOT 1 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET;

THENCE LEAVING SAID LINE, SOUTH 00°06'40" EAST, A DISTANCE OF 252.31 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 01°37'12", A TANGENT OF 9.88, A CHORD THAT BEARS NORTH 59°47'40" WEST, A DISTANCE OF 19.75 FEET, FOR AN ARC LENGTH OF 19.75 FEET;

THENCE CONTINUING ALONG SAID CURVE, BEING A COMPOUND CURVE TO LEFT, HAVING A RADIUS OF 252.27 FEET, A CENTRAL ANGLE OF 01°37'12", A TANGENT OF 77.08, A CHORD THAT BEARS NORTH 77°30'15" WEST, A DISTANCE OF 147.43 FEET, FOR AN ARC LENGTH OF 149.61 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 89°29'35" WEST, A DISTANCE OF 52.86 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 06°45'00" EAST, A DISTANCE OF 216.46 FEET, TO THE POINT OF BEGINNING.

LEGEND

- FOUND REBAR OR AS NOTED
- — — PROPERTY LINE
- — — ADJACENT LOT PROPERTY LINE
- — — EASEMENT LINE
- — — MONUMENT LINE

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EX. EXISTING
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R RIGHT OF WAY
- W WEST, WATERLINE

LOT 2 - MEETS & BOUNDS LEGAL DESCRIPTION

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BEGINNING AT THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 29;

THENCE LEAVING SAID PROPERTY CORNER, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO DRIVE, SOUTH 89°53'20" EAST, A DISTANCE OF 188.71 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 89°53'20" EAST, A DISTANCE OF 13.98 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A TANGENT CURVE TO RIGHT, HAVING A RADIUS OF 590.03 FEET, A CENTRAL ANGLE OF 14°49'23", A TANGENT LENGTH OF 76.75 FEET, A CHORD THAT BEARS SOUTH 82°27'42" EAST, A DISTANCE OF 152.22 FEET, FOR AN ARC LENGTH OF 152.65 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 75°00'41" EAST, A DISTANCE OF 28.09 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A TANGENT CURVE TO LEFT, HAVING A RADIUS OF 226.92 FEET, A CENTRAL ANGLE OF 13°06'48", A TANGENT LENGTH OF 26.08 FEET, A CHORD THAT BEARS SOUTH 81°33'44" EAST, A DISTANCE OF 51.82 FEET, FOR AN ARC LENGTH OF 51.82 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 09°05'48" EAST, A DISTANCE OF 52.77 FEET;

THENCE SOUTH 54°36'51" WEST, A DISTANCE OF 84.37 FEET;

THENCE SOUTH 59°59'23" WEST, A DISTANCE OF 213.24 FEET;

THENCE SOUTH 00°22'03" EAST, A DISTANCE OF 36.52 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL AVENUE;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, BEING A NON TANGENT CURVE TO LEFT, HAVING A RADIUS OF 698.64 FEET, A CENTRAL ANGLE OF 06°33'06", A TANGENT LENGTH OF 38.89 FEET, A CHORD THAT BEARS SOUTH 55°36'31" WEST, A DISTANCE OF 79.85 FEET, FOR AN ARC LENGTH OF 79.85 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°06'40" EAST, A DISTANCE OF 252.31 FEET, TO THE POINT OF BEGINNING.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 29 - STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDER, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED II", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS LOT SPLIT AND HEREBY DECLARES THAT THIS LOT SPLIT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS DAY OF 2025.

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS DAY OF 2025.

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS 07/07/25, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES 20.

APPROVALS

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY, ARIZONA THIS 07/07/25.

BY: MAYOR ATTEST: TOWN CLERK

BY: TOWN ENGINEER PLANNING DIRECTOR

OWNER
KATE & JOSEPH HOGAN
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253

PARENT SITE DATA
APR: 172-47-086
ADDRESS: 5338 E SAN MIGUEL AVE.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 102,041 S.F. (2,342 AC.)
GS #: 20-40

AREAS

LOT 1: 44,282 S.F. (1.017 AC.)
LOT 2: 57,759 S.F. (1.326 AC.)

PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

BASIS OF BEARINGS

NORTH OR DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITIES

WATER: FLOOR WATER
SEWAGE: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

SURVEY REFERENCES

1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R.
2. RECORDED PLAT PER BOOK 371 OF MAPS, PAGE 31, M.C.R.

DRAINAGE EASEMENT RESTRICTIONS

PURSUANT TO A.R.S. §§ 49-483.01 (C), AND ARTICLE 8-3, SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR SUCH EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPIDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, PLANTED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE MAINTENANCE AND CLEARING OF THESE DRAINAGE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLATTED. HOWEVER, THE TOWN OF PARADISE VALLEY, A MUNICIPAL CORPORATION, MAY, IF THE TOWN DEEMS IT TO BE IN THE BEST INTERESTS OF THE HEALTH, SAFETY, OR WELFARE OF THE TOWN OF PARADISE VALLEY, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER SUCH EASEMENTS. AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL HAVE FREE ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



07/07/25
DATE

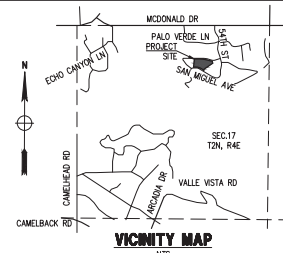
LOT 29 - STONE CANYON AMENDED
5338 E SAN MIGUEL AVE.,
PARADISE VALLEY
AZ 85253

STATE OF ARIZONA
COUNTY OF MARICOPA
JAMES FLACK, RLS
07/07/25



07/07/25
DATE

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

[illegible]

1. EXISTING RETAINING WALLS ALONG SOLANO DRIVE WITHIN TOWN RIGHT OF WAY SHALL BE REMOVED ENTIRELY PRIOR TO ANY CERTIFICATES OF OCCUPANCY BEING ISSUED FOR EACH LOT RESPECTIVELY.

THAT PORTION OF LOT 29, STONE CANYON AMENDED, ACCORDING TO THE PLAT OF RECORD IN BOOK 371 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

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STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

KATE HOGAN AND JOSEPH HOGAN, AS LEGAL OWNERS OF SAID REAL PROPERTY, HAS SUBDIVIDED LOT 29 - STONE CANYON AMENDED, A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA UNDER THE NAME OF "STONE CANYON AMENDED", AS SHOWN AND PLATTED HEREON AND HEREBY CERTIFIES THAT THIS LOT IS THE SAME LOT SHOWN AND PLATTED ON THE SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT.

IN WITNESS WHEREOF:

KATE HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS _____ DAY OF _____, 2024.

JOSEPH HOGAN, AS OWNER, HAS HEREUNTO AFFIXED HIS SIGNATURE THIS
DAY OF 2024.

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ OF _____, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

20

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARADISE VALLEY,
ARIZONA THIS _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

BY: _____
TOWN ENGINEER

PARENT SITE DATA
 APN: 172-47-086
 ADDRESS: 5338 E SAN MIGUEL AVE.,
 PARADISE VALLEY, AZ 85253

AREAS
 LOT 1: 43,582 S.F. (1.000 AC.)
 LOT 2: 58,454 S.F. (1.342 AC.)

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF
56TH STREET AND McDONALD DRIVE, HAVING AN ELEVATION OF 1417.248
(NAVD 88) DATUM.

WATER: EPCOR WATER
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

1. WARRANTY DEED RECORDED IN DOC. NO. 2021-0499412, M.C.R.
2. RECORDED PLAT PER BOOK 371 OF MAPS, PAGE 31, M.C.R.

PURSUANT TO A.R.S. §§-463.01 (3), AND ARTICLE 3-B, SECTION 6-3-8 OF THE CODE OF ORDINANCES OF THE TOWN OF PARADISE VALLEY, DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING STORM, FLOOD, AND OTHER WATERS TO FLOW OVER THE LANDS OF THE TOWN OF PARADISE VALLEY, AND EASEMENTS, AND NOTHING WHICH MAY, TO ANY DEGREE, IMPEDE OR OBSTRUCT THE FLOW OF SUCH WATERS, SHALL BE CONSTRUCTED, PLACED, OR ALLOWED TO GROW ON OR IN SUCH EASEMENTS. THE TOWN OF PARADISE VALLEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH EASEMENTS, AND SHALL BE THE SOLE RESPONSIBILITY AND DUTY OF THE OWNER OF THE PROPERTY ON WHICH SAID EASEMENTS ARE PLACED. HOWEVER, THE TOWN OF PARADISE VALLEY, AGENCY OR EMPLOYEES OF THE TOWN OF PARADISE VALLEY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH EASEMENTS, AGENTS AND EMPLOYEES OF THE TOWN OF PARADISE VALLEY SHALL BE RESPONSIBLE FOR ACCESS TO AND FROM ALL PORTIONS OF SUCH EASEMENTS AT ALL TIMES.

THIS IS TO CERTIFY THAT (1) THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2021, AND (2) THIS PLAT IS CORRECT AND ACCURATE, AND (3) THE MONUMENT OR MONUMENTS SHOWN HEREIN HAVE BEEN LOCATED AS DESCRIBED.



JAMES FLACK, RLS

07/07/25
DATE

REVISIONS:	DATE:	SCALE: 1"=30'	DATE: 07/07/25
		DESIGNED BY: WP	JOB: 16
		DRAWN BY: ZA	VERSION: 1:1
		CHECKED BY: F	PLOT DATE: 07/07/25

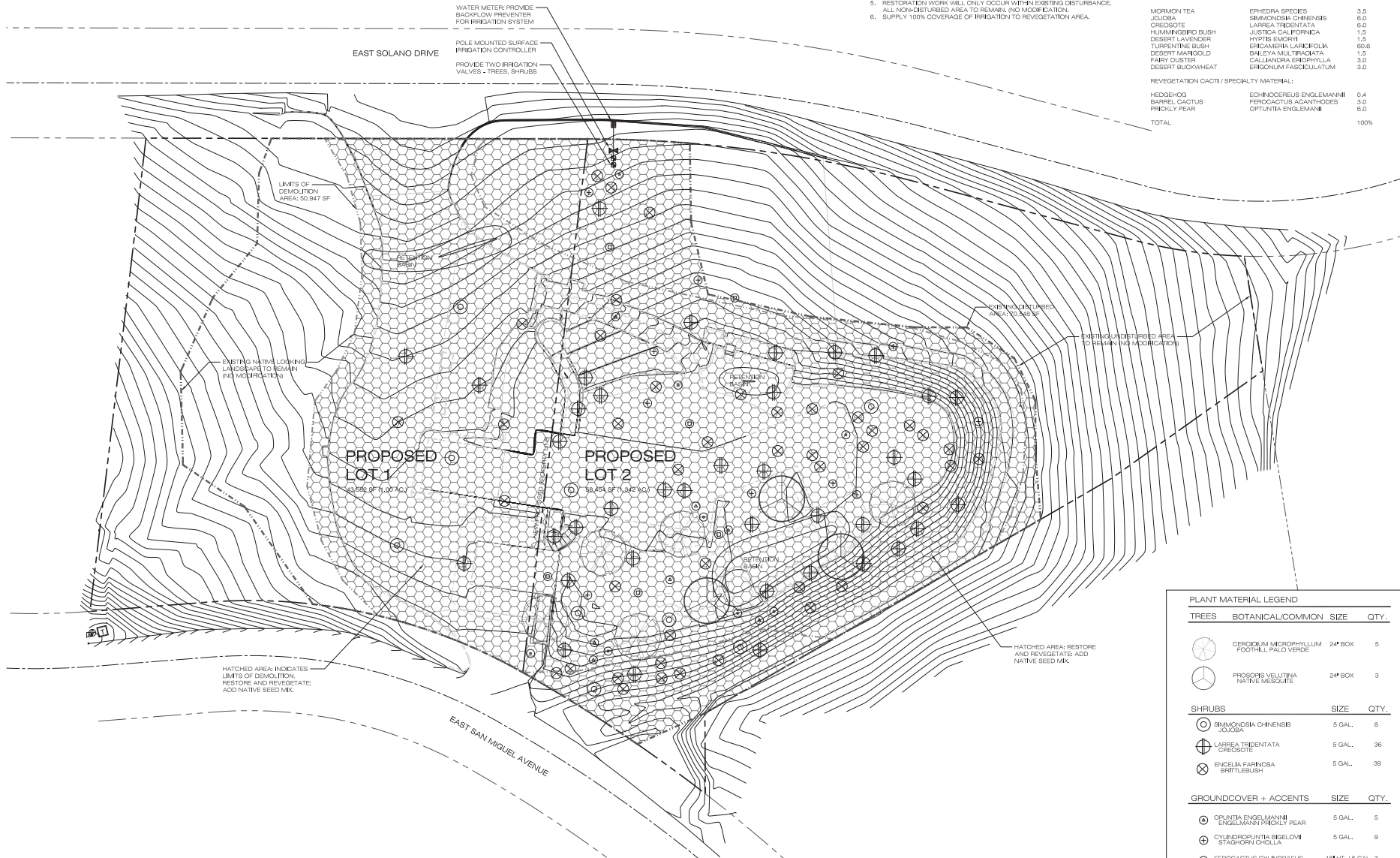
LOT SPLIT MAP WITH TOPOGRAPHY

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@TDCINC.COM

1. NO NATIVE PLANTS LOCATED WITHIN DEMOLITION LIMITS.
2. ALL NATIVE PLANTS TO REMAIN.
3. REMOVE ALL NON-NATIVE PALM TREES.
4. ALL FOUNTAIN OR BUFFEL GRASSES ON SITE MUST BE REMOVED AND ARE NOT ALLOWED PER ARTICLE XXII - SECTION 2207.IX.B/

5. RESTORATION WORK WILL ONLY OCCUR WITHIN EXISTING DISTURBANCE. ALL NON-DISTURBED AREA TO REMAIN. (NO MODIFICATION).
6. SUPPLY 100% COVERAGE OF IRRIGATION TO REVEGETATION AREA.

COMMON NAME	BOTANICAL NAME	% OF MIX
TREES:		
BLUE PALM VEIGE	CERODENDRUM FLORIDUM	1.2
FOOTBALL LEAF VEIGE	CERODENDRUM MICHOPHYLLUM	0.9
OCCOTILLO	FOURCHUEIRA VELUTINA	0.6
NATIVE MESQUITE	PROPIERUS SPLENDIDA	0.3
SHRUBS/ COLOR PLANTS:		
MORIMONT TEA	EPHEDRA SPECIES	3.5
YUJOLIBA	SMYNOCKIOSA CHRYSEIS	6.0
CHREOSOTE	LARREA TRIDENTATA	6.0
HUMMINGBIRD BUSH	JUSTICIA CALIFORNICA	1.5
LEAFY CACTUS	LEUCOPHYA THORN	1.5
TURPENTINE BUSH	ERCAMERIA LARGIFOLIA	00.8
DESERT MARIGOLD	BAILEYA MULTICAPITA	1.5
FAIRY CUSTARD	CALLIANDRA EROPHILA	3.0
DESERT BUCKWHEAT	ERIGONUM FASCICULATUM	3.0
REVEGETATION CACTI /SPECIALTY MATERIAL:		
HEDGEHOG	ECHINOCEPRUS ENGLEMANNI	0.4
BARREL CACTUS	FEROCACTUS ACANTHOPHUS	3.0
PRICKLY PEAR	OPTUNIA ENGLEMANNI	6.0
TOTAL		100%



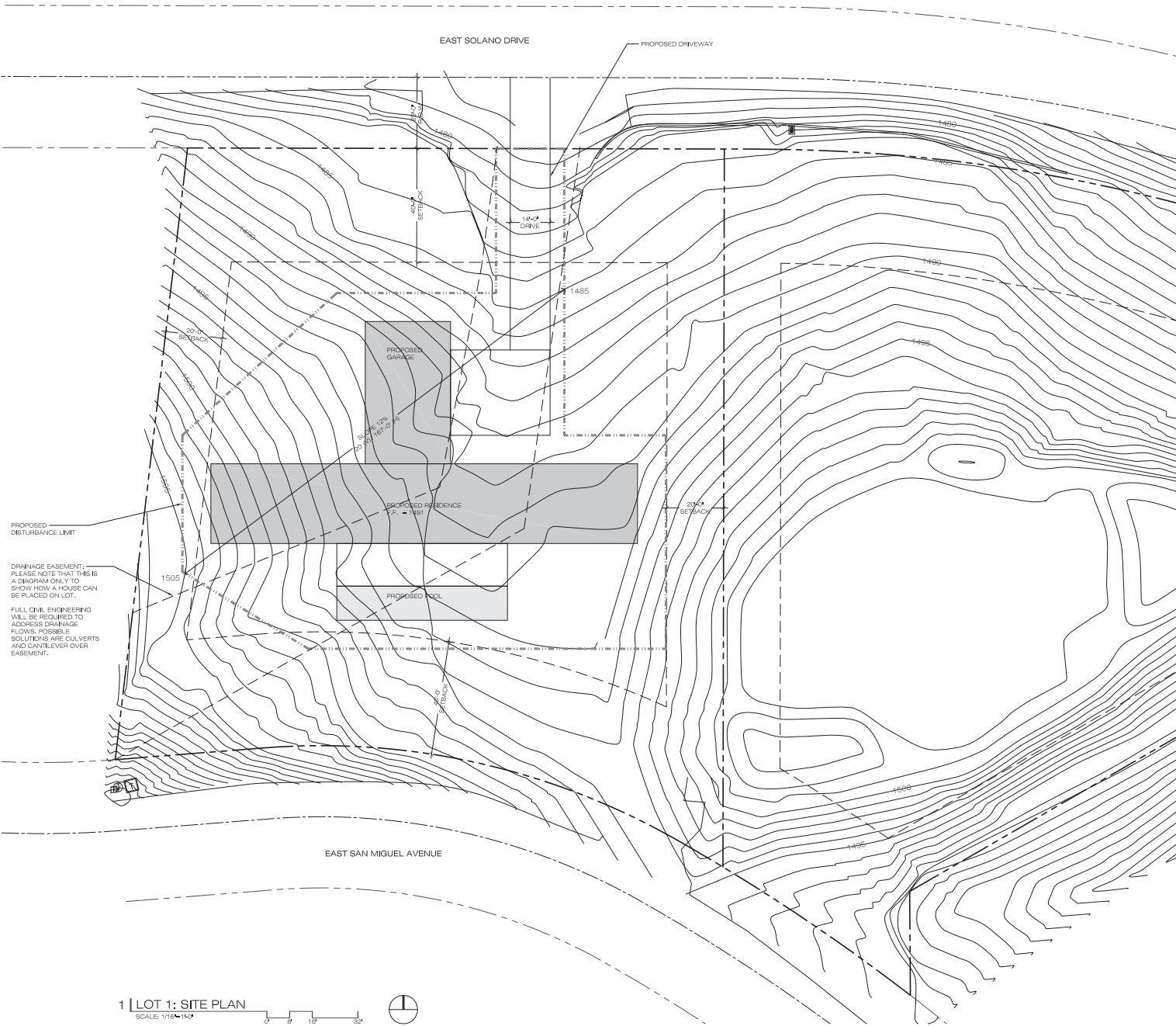
1 | REVEGETATION PLAN

PLANT MATERIAL LEGEND				
TREES	BOTANICAL/COMMON	SIZE	QTY.	
	CERCIDIPHYLLUM FOETIDA, PALO VERDE	2 1/2' BOX	5	
	PROSOPIS VELUTINA NATIVE MESQUITE	2 1/2' BOX	3	
SHRUBS		SIZE	QTY.	
⊙	SYMPLOCARPA CHINENSIS JOJOBA	5 GAL.	8	
⊕	LARREA TRIDENTATA CREOSOTE	5 GAL.	8	
⊗	ENCELTA FARINOSA BRITTELEBUSH	5 GAL.	39	
GROUND COVER + ACCENTS		SIZE	QTY.	
⊙	OLANTIA ENGELMANNII ENGELMANN PEEVEY PEAR	5 GAL.	5	
⊕	CYLINDROPUNTIA BIGELOVII STAGHORN CHolla	5 GAL.	9	
⊗	FEROCACTUS CYLINDRAEUS NIGHT BARRIE	10" HT. / 5 GAL	7	
⊙	CANEVIA OLANTIA SAQUARO (PREGV.)	2' HT. / 5 GAL.	5	

hoganrestoration
5338 east san miguel avenue, paradise valley, arizona 85253
||| ||| ||| **REVEGETATION PLAN**
02.02.22

the construction zone
1729 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

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SITE DATA

PROJECT DESCRIPTION	PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE
ZONING	R-43 (HILLSIDE)
AREA OF LOT (NET)	LOT 1: 44,282 SF (1.017 ACRES)
BUILDING SETBACKS	FRONT 40 FT REAR 40 FT SIDE 20 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA	CONDITIONED: GROUND FLOOR (SECOND STORY OPTION)	±4,000 SF ±3,000 SF
	UNCONDITIONED:	±1,500 SF
FLOOR AREA	COVERED PATIO:	±1,000 SF
	AREA UNDER ROOF UPPER LEVEL	±6,500 SF ±3,000 SF
	TOTAL FLOOR AREA	±25,500 SF
FLOOR AREA RATIO	21.45% (TOTAL FLOOR AREA / AREA OF LOT) (25% ALLOWED F.A.R.)	

DISTURBANCE

BUILDING PAD SLOPE	12% (20' VERT. / 167' HORIZ.)		
ALLOWABLE DISTURBED AREA	21,228.7 SF (47.94%)		
DRIVEWAY & AUTO COURT REDUCTION	(TBD)		
BUILDING FOOTPRINT	±5,500 SF		
PROPOSED DISTURBED AREA	GROSS AREA ±18,750 SF BUILDING FOOTPRINT ±5,500 SF DRIVEWAY REDUCTION (TBD) RESTORATION (TBD)		
<table><tr><td>TOTAL NET DISTURBANCE % OF LOT DISTURBANCE</td><td>±13,250 SF 30.4%</td></tr></table>		TOTAL NET DISTURBANCE % OF LOT DISTURBANCE	±13,250 SF 30.4%
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NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

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san miguel lot split

5338 east san miguel avenue, paradise valley, arizona 85253

LOT 1- SITE PLAN

A100

EAST SOLANO DRIVE

PROPOSED DRIVEWAY

14-0" DRIVE

SLOPE 6.7%

14.0' / 205'-0" (4")

PROPOSED RESIDENCE

P.F. = 1500

PROPOSED POOL

PROPOSED DISTURBANCE LIMIT

EAST SAN MIGUEL AVENUE

1 | LOT 2: SITE PLAN

SCALE: 1/8" = 1'-0"

0' 8' 16' 32'



SITE DATA

PROJECT DESCRIPTION

PROPOSED BUILDING SITE FOR A SINGLE FAMILY RESIDENCE

ZONING

R-43 (HILLSIDE)

AREA OF LOT (NET)

LOT 2: 57,759 SF (1.326 ACRES)

BUILDING SETBACKS

FRONT 40 FT
REAR 40 FT
SIDE 30 FT

BUILDING AREA & FLOOR AREA RATIO

BUILDING / SITE AREA

CONDITIONED:	
GROUND FLOOR (SECOND STORY OPTION)	±5,500 SF
UNCONDITIONED:	±1,500 SF
COVERED PATIO:	±1,000 SF
FLOOR AREA	
AREA UNDER ROOF UPPER LEVEL	±8,000 SF
AREA UNDER ROOF LOWER LEVEL	±1,500 SF
TOTAL FLOOR AREA	±9,500 SF

FLOOR AREA RATIO

16.45%
(TOTAL FLOOR AREA / AREA OF LOT)
(25% ALLOWED F.A.R.)

DISTURBANCE

BUILDING PAD SLOPE

6.7% (14' VERT. / 205' HORIZ.)

ALLOWABLE DISTURBED AREA

34,655.4 SF (60%)

DRIVEWAY & AUTO COURT REDUCTION

(TBD)

BUILDING FOOTPRINT

±7,000 SF

PROPOSED DISTURBED AREA

GROSS AREA	±28,015 SF
BUILDING FOOTPRINT	±7,000 SF
DRIVEWAY REDUCTION	(TBD)
RESTORATION	(TBD)

TOTAL NET DISTURBANCE	±18,015 SF
% OF LOT DISTURBANCE	31.2%

NOTE: ALL DISTURBANCE CALCULATION ESTIMATED UNTIL FINAL ENGINEERING.

san miguel lot split

5338 east san miguel avenue, paradise valley, arizona 85253

LOT 2: SITE PLAN

A101

the construction zone
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THE CONSTRUCTION ZONE IS AN AFFILIATE OF DESIGN AND CONSTRUCTION. THE CONSTRUCTION ZONE IS AN AFFILIATE OF DESIGN AND CONSTRUCTION. THE CONSTRUCTION ZONE IS AN AFFILIATE OF DESIGN AND CONSTRUCTION.

OFFSITE PAVING PLAN

STONE CANYON AMENDED II

A LOT SPLIT OF LOT 29 - STONE CANYON AMENDED

A SUBDIVISION PLAT RECORDED IN BOOK 249 OF MAPS, PAGE 35, MCR.,
LOCATED IN A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

TOWN OF PARADISE VALLEY NOTES

- PRIOR TO THE FIRST INSPECTION OF STRUCTURES WITHIN 3 FEET OF A SETBACK LINE, THE PROPERTY PINS SHALL BE PLACED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR OF THE STATE OF ARIZONA, AND THE PROPERTY LINE(S) IDENTIFIED.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL MUNICIPALITY UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR TYPE, LOCATION, HEIGHT, WATTAGE, AND LUMEN BASED UPON THE FIXTURES INSTALLED PURSUANT TO SECTION 1023 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR NON-HILLSIDE PROPERTIES, SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCE FOR HILLSIDE PROPERTIES, OR AS SPECIFIED IN THE SPECIAL USE PERMIT FOR SPECIAL USE PERMIT PROPERTIES.
- A DUST CONTROL PLAN AND PERMIT MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE RIGHT-OF-WAY PERMIT IS NECESSARY FOR ANY OFF-SITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE LINES SHALL BE BURIED PER THE TOWN OF PARADISE VALLEY REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND TO SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF AN ENGINEERING CONSTRUCTION PERMIT.
- EXISTING AND/OR NEW UTILITY CABINETS AND PEDESTALS SHALL BE LOCATED A MINIMUM OF 4' BEHIND ULTIMATE BACK OF CURB LOCATION.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8' ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER TOWN CODE, ARTICLE 5-2.
- ALL FILL MATERIAL UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95%.
- SETBACK CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STEM WALL INSPECTION.
- FOR BUILDING PADS THAT HAVE 1' OR MORE OF FILL MATERIAL, SOILS COMPACTION TEST RESULTS ARE REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO PRE-SLAB INSPECTION.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- MAIL BOXES SHALL COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE RIGHT-OF-WAY FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE.
- TRENCH BEDDING AND SHADING SHALL BE FREE OF ROCKS AND DEBRIS.
- THE TOWN ONLY APPROVES THE SCOPE OF WORK AND NOT THE ENGINEERING DESIGN. ANY CONSTRUCTION QUANTITIES SHOWN ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF THE PLANS IS VALID FOR 180 DAYS. IF A PERMIT FOR CONSTRUCTION HAS NOT BEEN ISSUED WITHIN 180 DAYS, THE PERMIT MUST BE RENEWED.
- A TOWN INSPECTOR WILL INSPECT ALL WORK WITHIN THE TOWN'S RIGHTS-OF-WAY. NOTIFY TOWN INSPECTION SERVICES TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION.
- WHENEVER EXCAVATION IS NECESSARY, CALL ARIZONA811 BY DIALING 811 OR 602-263-1100, TWO (2) WORKING DAYS BEFORE EXCAVATION BEGINS.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- PERMIT HOLDER SHALL POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN'S RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, ADDRESS OF PROJECT AND TOWN CONTACT NUMBER, 480-348-3556.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET OR JOB SITE PROPERTY.
- ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARE PROHIBITED IN THE TOWN'S RIGHT-OF-WAY.
- CONSTRUCTION ACTIVITIES ARE PERMITTED BETWEEN THE HOURS OF 7 AM AND 5 PM MONDAY THROUGH CONSTRUCTION ACTIVITIES MAY START ONE (1) HOUR EARLIER DURING THE SUMMER (MAY 1ST THROUGH SEPTEMBER 30TH).
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS IS PROHIBITED UNLESS DUE TO A HARDSHIP. TOWN APPROVAL SHALL BE REQUIRED.
- THE CONTRACTOR AND PROPERTY OWNER SHALL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION.
- A KEYED SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY GATES. THE KEYED SWITCH SHALL BE INSTALLED IN A LOCATION THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE TOWN'S BUILDING SAFETY DEPARTMENT.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE TOWN FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT PROPOSED AND EXISTING IMPROVEMENTS FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN. GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPT DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND WATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY FUTURE IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS. TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2015, MAG AND CITY OF PHOENIX SUPPLEMENT TO MAG.
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OR REMOVAL OF EXISTING SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION OF EXISTING BUILDING STRUCTURE, SITE WALLS AND PAVEMENT.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- CONTRACTOR TO COORDINATE ALL ELEVATIONS OF RETAINING, FREE STANDING AND STEM WALLS WITH ARCHITECT, LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. LOG ASSUMES NO LIABILITY FOR LACK OF COORDINATION BETWEEN THE PROJECT STAKEHOLDERS.

LEGEND

●	FOUND REBAR OR AS NOTED
○	NOTHING FOUND OR SET
---	PROPERTY LINE
---	MONUMENT LINE
☒	IRRIGATION CONTROL BOX
WM	WATER METER
⚡	FIRE HYDRANT
⊗	WATER VALVE
⏚	TRANSFORMER
Ⓣ	TELECOMMUNICATIONS PEDISTAL
CTV	CABLE TV RISER
—T—	CATV, PHONE
—C—	COMMUNICATIONS LINE
—G—	GAS LINE
—W—	WATER LINE
—E—	ELECTRIC LINE
~1365~	EXISTING CONTOUR
~~~~~	EXIST. DRAINAGE FLOW
⊙	EXIST. SPOT ELEVATION
✱	PALM TREE
⊗	TREE

#### ABBREVIATIONS

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX, EXIST.	EXISTING
G	MEASURED
(M)	MARICOPA COUNTY RECORDER
P, PVMT	PAVEMENT
(R), REC.	RECORDED
R	RADIUS
R/W	RIGHT OF WAY
T	TANGENT, TELEPHONE
W	WEST, WATERLINE
WM	WATER METER

#### SHEET INDEX

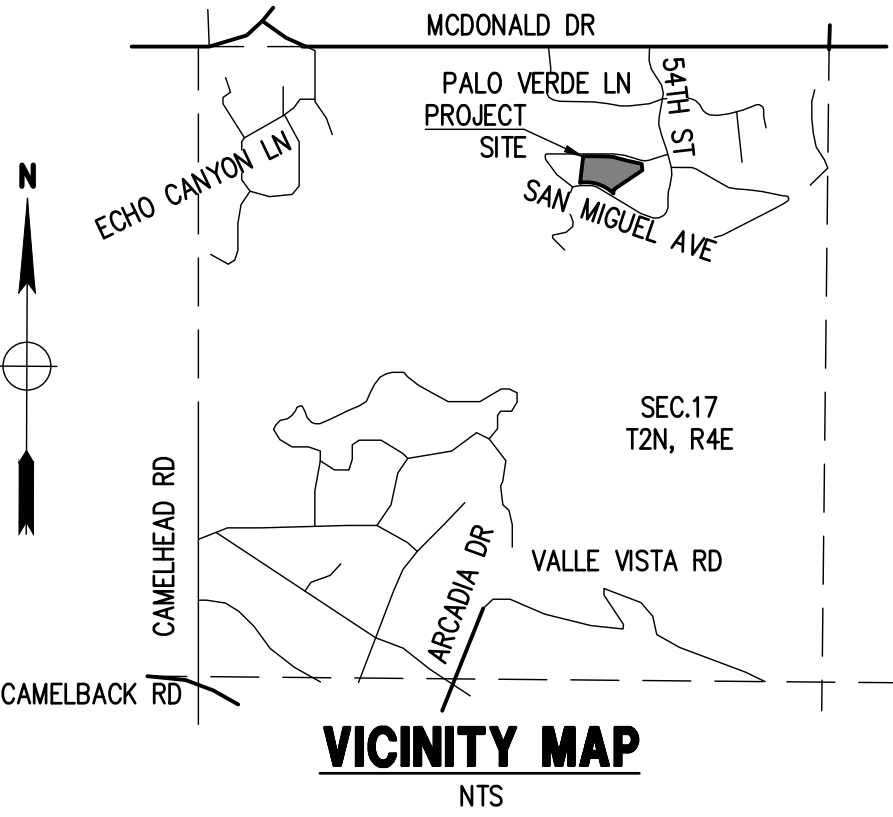
C-1	COVER SHEET
C-2	PAVING PLAN

#### GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2018 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION. CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE APPROVED GEOTECHNICAL REPORT.
- CUT AND FILL SLOPES SHALL BE PER THE APPROVED GEOTECHNICAL REPORT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF I.B.C. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- THE USE OF HYDRAULIC RAM HAMMERS AND HEAVY EQUIPMENT SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY WITH NO WORK ON SUNDAY.

#### TOWN OF PARADISE VALLEY PAVING NOTES

- CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601.
- OBSTRUCTIONS TO PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY SHALL BE REMOVED OR RELOCATED BEFORE BEGINNING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- PAVEMENT REPLACEMENT THICKNESS AND TYPE ARE TO BE PER M.A.G. SECTION 336. (1/2" COP LOW VOLUME MIX - 3" AC ON 6" AB MINIMUM REQUIRED OR MATCH EXISTING, WHICHEVER IS GREATER. CRACK SEAL JOINTS.
- CURB AND GUTTER REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL SECTION, PER M.A.G. STANDARD DETAIL 220. SIDEWALK REPLACEMENT SHALL BE A MINIMUM OF ONE (1) FULL PANEL PER M.A.G. STANDARD DETAIL 230.
- CONCRETE SIDEWALKS SHALL BE DAVIS SAN DIEGO BUFF COLOR OR APPROVED EQUAL. VERIFY WITH TOWN INSPECTOR FOR REQUIRED COLOR OF CONCRETE PRIOR TO COMMENCEMENT OF THE WORK.
- WATER VALVES AND SEWER MANHOLES SHALL HAVE A BLACK CONCRETE COLLAR.
- TREES AND SHRUBBERY IN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE TOWN.



#### OWNER

KATE & JOSEPH HOGAN  
5338 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253

#### PARENT SITE DATA

APN: 172-47-068  
ADDRESS: 5338 E SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253  
ZONING: R-43 (HILLSIDE)  
LOT AREA: 102,036 S.F (2.342 AC.)  
QS #: 20-40

#### PARENT LEGAL DESCRIPTION

LOT 29, STONE CANYON AMENDED, ACCORDING TO BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS, AS RESERVED IN THE PATENT.

#### BASIS OF BEARINGS

NORTH 06 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 29, STONE CANYON AMENDED, AS RECORDED IN BOOK 371 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

#### BENCHMARK

BRASS CAP FLUSH AT THE NORTHEAST CORNER OF THE INTERSECTION OF 56TH STREET AND McDONALD DRIVE, HAVING AN ELEVATION OF 1417.248 (NAVD 88) DATUM.

#### UTILITIES

WATER: EPCOR WATER  
SANITARY SEWER: SEPTIC  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

#### UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE ☎ (602) 263-1100.

#### NATIVE PLANTS

ALL NATIVE PLANTS IMPACTED BY CONSTRUCTION SHALL BE RELOCATED ON SITE. SEE LANDSCAPE PLAN AND NATIVE PLANT INVENTORY AND SALVAGE PLAN.

#### AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

REGISTRATION NUMBER _____ DATE _____

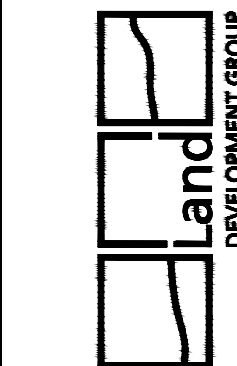
TOWN ENGINEER _____ DATE _____  
TOWN OF PARADISE VALLEY



OFFSITE PAVING PLAN

LOT 29 - STONE CANYONE  
AMENDED  
5338 E SAN MIGUEL AVE.,  
PARADISE VALLEY  
AZ 85253

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXAZ811.COM



PV-1  
1 OF 2

LOT 30 - STONE CANYON  
AMENDED  
BOOK 371, PAGE 31, MCR  
5237 E SOLANO DR.,  
PARADISE VALLEY, AZ 85253  
APN 172-47-030  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE

LOT 1  
43,582 S.F. (1.000 AC.)

LOT 2  
58,454 S.F. (1.342 AC.)

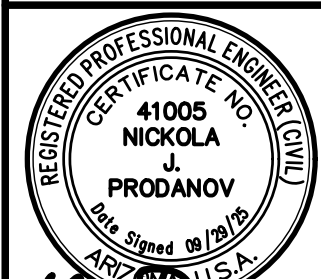
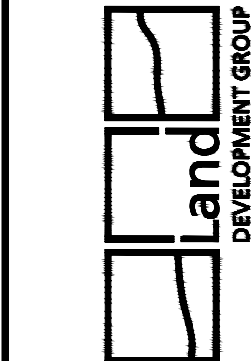
LOT 28 - STONE CANYON AMENDED  
BOOK 371, PAGE 31, MCR  
5340 N SAN MIGUEL AVE.,  
PARADISE VALLEY, AZ 85253  
APN 172-47-085  
ZONING R-43 (HILLSIDE)  
VACANT LOT

LOT 26 - STONE CANYON AMENDED  
BOOK 371, PAGE 31, MCR  
5718 N 54TH ST.,  
PARADISE VALLEY, AZ 85253  
APN 172-47-083  
ZONING R-43 (HILLSIDE)  
SINGLE FAMILY RESIDENCE

### OFFSITE PAVING KEY-NOTES

- 1 SAWCUT & REMOVE/REPLACE 2" MIN. A.C. PAVEMENT IN KIND TO PROVIDE A CLEAN STRAIGHT EDGE. (147 S.Y.)
- 2 CONSTRUCT 2" WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B. (506 L.F.)
- 3 CONSTRUCT 3" A.C. PAVEMENT (1/2" COP LOW VOLUME AC MIX) OVER 6" A.B.C. OR MATCH EXISTING STREET SECTION, WHICHEVER IS GREATER PER MAG STANDARD SPECIFICATIONS. (88 S.Y.)
- 4 PROTECT IN PLACE.
- 5 MATCH EXISTING.
- 6 CONSTRUCT THICKENED EDGE OF PAVEMENT PER MAG STD DET. 201, TYPE A. (321 L.F.)
- 7 INSTALL ANGULAR RIP-RAP 1" THICK, D₅₀=4" HAND PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). (171 S.Y.)

NOTE: IF EXISTING PAVEMENT IS DAMAGED DUE TO CONSTRUCTION THE TOWN RESERVES THE RIGHT TO REQUIRE THE DEVELOPER TO EITHER MILL AND OVERLAY OR PMM THE ENTIRE STREET (POLYMER MODIFIED MASTER SEAL APPLICATION)



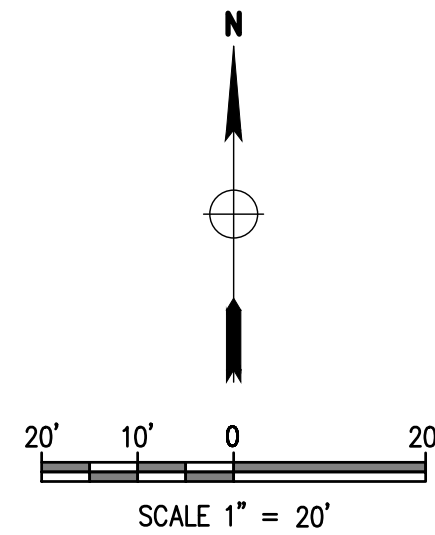
PV-2  
2 OF 2

LOT 29 - STONE CANYON  
AMENDED  
5338 E SAN MIGUEL AVE.,  
PARADISE VALLEY  
AZ 85253

### OFFSITE PAVING PLAN

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 09/29/25
		DESIGNED BY: NP	JOB: 2106249
		DRAWN BY: DW	VERSION: 1.1
		CHECKED BY: JF	PLOT DATE: 09/29/25

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LAND DEVELOPMENT GROUP, LLC. UNAUTHORIZED USE, REUSE, REPRODUCTION, OR PUBLICATION OF ANY METHOD OR MANNER OF IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LAND DEVELOPMENT GROUP, LLC IS PROHIBITED. ANY SUCH VIOLATION SHALL BE CONSIDERED A BREACH OF THE ORIGINAL SITE FOR WHICH IT WAS PREPARED.



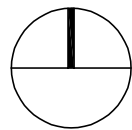
## CONSTRUCTION COST ESTIMATE

### OFF-SITE STREET IMPROVEMENTS CONSTRUCTION

PROJECT: **STONE CANYON AMENDED II**  
 PROJECT #: **22106249**  
 LOCATION: **5338 E San Miguel Ave, Paradise Valley, AZ**  
 CLIENT: **KATE & JOSEPH HOGAN**  
 DATE: **09/25/25**

ITEM NO.	MAG PAY ITEM NO.	DESCRIPTION	UNIT	UNIT COST	QUANTITY	TOTAL
1		ENGINEERING DESIGN. CONSTRUCTION STAKING. CONSTRUCTION ADMINISTRATION, POST DESIGN SERVICES (RFI ADDRESSING & AS-BUILTS).	LS	\$8,000	1	\$8,000
2	401.01000	CONSTRUCTION PHASING, MAINTANANCE, TEMPORARY TRAFFIC CONTROL	LS	\$5,000	1	\$5,000
3	109.09000	MOBILIZATION/DEMOBILIZATION	EA	\$3,000	1	\$3,000
4	107.02210	PERMITS & FEES	EA	\$3,500	1	\$3,500
5	350.07501	SAWCUT & REMOVE & REPLACE A.C. PAVEMENT (2' MIN)	SY	\$75	147	\$11,025
6	340.01120	CONSTRUCT 2' WIDE RIBBON CURB PER MAG STD DET 220-1, TYPE B.	LF	\$32	506	\$16,192
7	321.00300	INSTALL 3" A.C. PAVEMENT OVER 6" ABC OR MATCH EXISTING STREET SECTION IN KIND WHICHEVER IS GREATER.	SY	\$55	88	\$4,840
8	301.01000	EXCAVATE TO GRADE, COMPACT SUBGRADE BASE FOR NEW CONCRETE CURBING, AND ASPHALT PAVEMENT	SY	\$15	168	\$2,520
9	109.50000	INCIDENTAL PAVEMENT REPAIRS, ADJACENT LANDSCAPE REPAIRS (ENGINEER AUTHORIZED)	LS	\$5,000	1	\$5,000
COST CIVIL IMPROVEMENTS						\$59,077
CONTINGENCY @ 10%						\$2,954
TOTAL COST CIVIL IMPROVEMENTS						\$62,031





NATIVE PLAN INVENTORY

PLANT #	SPECIES	CALIPER	NOTES
01	FOOTHILL PALO VERDE	6"	REMAIN IN PLACE
02	FOOTHILL PALO VERDE	8"	REMAIN IN PLACE
03	FOOTHILL PALO VERDE	17"	REMAIN IN PLACE
04	VIOLET PRICKLY PEAR	-	REMAIN IN PLACE
05	COW'S TONGUE PRICKLY PEAR	-	REMAIN IN PLACE
06	CREOSOTE	-	REMAIN IN PLACE
07	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
08	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
09	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
10	FOOTHILL PALO VERDE	<4"	REMAIN IN PLACE
11	MESQUITE	100"	REMAIN IN PLACE
12	JUMPING CHOLLA	-	REMAIN IN PLACE
13	JUMPING CHOLLA	-	REMAIN IN PLACE
14	JUMPING CHOLLA	-	REMAIN IN PLACE
15	NATIVE BARREL	-	REMAIN IN PLACE
16	JUMPING CHOLLA	-	REMAIN IN PLACE
17	MESQUITE	30"	REMAIN IN PLACE
18	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
19	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
20	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
21	FOOTHILL PALO VERDE	10"	REMAIN IN PLACE
23	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
24	FOOTHILL PALO VERDE	12"	REMAIN IN PLACE
25	SAGUARO	-	REMAIN IN PLACE
26	FOOTHILL PALO VERDE	14"	REMAIN IN PLACE
27	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
28	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
29	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
30	OCOTILLO	-	REMAIN IN PLACE
31	ORGAN PIPE CACTUS	-	REMAIN IN PLACE
32	MESQUITE	18"	REMAIN IN PLACE
33	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
34	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE
35	SAGUARO	-	REMAIN IN PLACE
36	SAGUARO	-	REMAIN IN PLACE
37	IRONWOOD	16"	REMAIN IN PLACE
38	FOOTHILL PALO VERDE	16"	REMAIN IN PLACE

NEW PLANT MATERIAL LEGEND

TREES	BOTANICAL/COMMON	SIZE	QTY.
	CERCIOIUM MICROPHYLLUM FOOTHILL PALO VERDE	15 GALLON	8
SHRUBS		SIZE	QTY.
	ENCELIA FARINOSA BRITTLEBUSH	1 GAL	20
	LARREA TRIDENTATA CREOSOTE	1 GAL	6

REQUIRED PLANTING:  
SOLANO DRIVE:

TREES:  
REQUIRED: 20 TREES  
PROVIDED: 14 EXISTING + 6 NEW (20 TOTAL)

SHRUBS / CATUS:  
REQUIRED: 25 SHRUBS  
PROVIDED: 8 EXISTING + 17 NEW (25 TOTAL)

SAN MIGUEL AVE:

TREES:  
REQUIRED: 12 TREES  
PROVIDED: 10 EXISTING + 2 NEW (12 TOTAL)

SHRUBS / CATUS:  
REQUIRED: 15 SHRUBS  
PROVIDED: 6 EXISTING + 9 NEW (15 TOTAL)

the construction zone  
1729 east osborn road  
phoenix, arizona 85016  
office 602.230.0383  
fax 602.230.0535

san miguel lot split

5338 east san miguel avenue, paradise valley, arizona 85253

R.O.W. LANDSCAPE PLAN

07.31.25

LOOO

# TOWN OF PARADISE VALLEY

## Planning and Building Department Policy/Procedure

**SUBJECT:** Street Cross Sections

**Policy/Procedure #: 77**

### **BACKGROUND:**

The 2012 General Plan identifies the right-of-way design standards and the following sections of the Town Code refer to right-of-way conformance:

- Article 5-10: Section 5-10-7 B.& D; Section 5-10-8 F
- Article 6-3: Section 6-3-2 A
- Article 6-4: Section 6-4-3
- Article 15: Section 15-5-10

The Town is in the process of replacing the existing 2012 General Plan with the "Paradise Valley, Together 2022 General Plan" (which was adopted by Town Council on March 17, 2022 and is expected to be ratified by the voters on August 2, 2022). The 2012 General Plan included street cross sections and details that were intentionally left out of the 2022 general plan. As a result, this policy identifies the right-of-way design characteristics and cross-section information which are referenced in the Town Code.

### **POLICY:**

This policy outlines the design characteristics and cross sections for the different classifications of streets, as identified in the Mobility Element and Figure 10: Circulation Plan of the Paradise Valley, Together 2022 General Pan, until the Town adopts an Engineering Design Standards Manual that can more fully detail these and other design related standards.

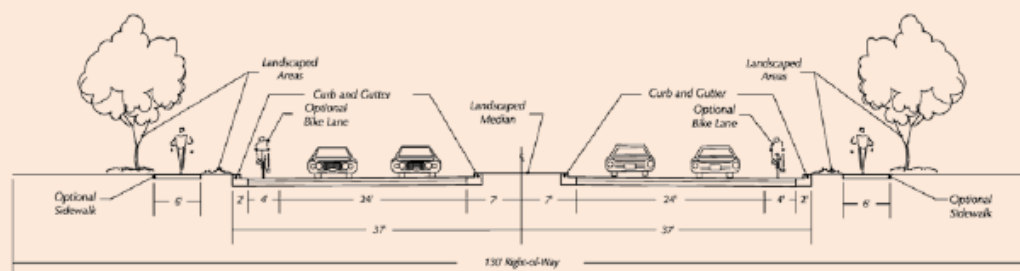
### **CLASSIFICATION, FUNCTION AND DESIGN CHARACTERISTICS:**

Classification	Function	Design Character (also see Cross-Sections)
Major Arterial	To provide regional unity and continuity.	▪ Channelized intersections, limited access, crossings, and stops    ▪ Parking on rights-of-way prohibited    ▪ Landscaped medians and rights of way    ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes    ▪ Bike lanes only where necessary to interconnect bikeway system    ▪ 4 through lanes    ▪ Full curbs and gutters    ▪ 130-foot right-of-way

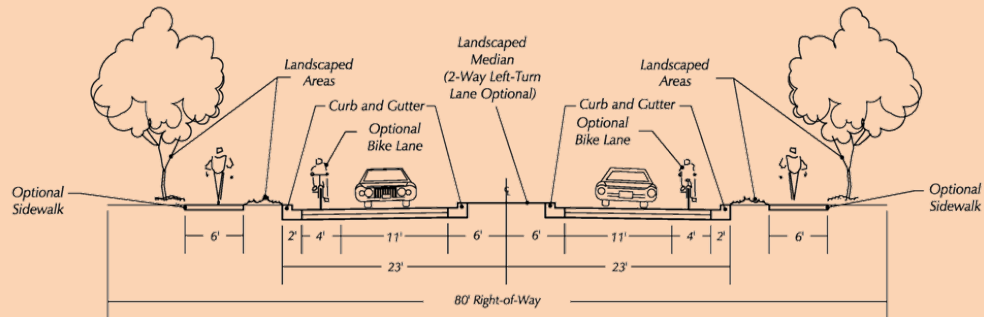
Classification	Function	Design Character (also see Cross-Sections)
Minor Arterial	To serve as main feeder streets and provide linkages between major arterials.	▪ Roundabouts encouraged for traffic control     ▪ Stop signs, if necessary, posted on intersecting side streets     ▪ Parking discouraged     ▪ Optional 4' bicycle lanes on both sides     ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes     ▪ Optional medians/center turn lanes     ▪ 2 through lanes     ▪ Full curbs and gutters     ▪ 66- to 80-foot right-of-way (depending on median)
Collector	To serve as main interior streets with limited through traffic, and they provide linkages into and out of local streets.	▪ Stop signs, if necessary, posted on intersecting side streets     ▪ Optional 4' bicycle lanes on both sides     ▪ Limited on-street parking     ▪ Lighted signals not desirable     ▪ Optional sidewalks on both sides, set back a minimum of 5 feet from traffic lanes     ▪ 2 through lanes     ▪ Curbs (vertical, rolled and ribbon)     ▪ 60-foot right-of-way
Local	To serve as interior streets intended to limit through traffic and provide access to immediate residences and other properties	▪ Without bicycle lanes     ▪ Residential streets on the slopes of Mummy Mountain, Phoenix Mountain Preserve, and Camelback Mountain may be designed with variations to minimize cuts and fills.     ▪ 2 through lanes     ▪ 50-foot right-of-way       <b>Local A</b>       ▪ Curbs     ▪ Optional sidewalks on one side of street       <b>Local B</b>       ▪ Curbs     ▪ No sidewalks       <b>Local C</b>       ▪ No improved curbs and gutters     ▪ No sidewalks

## CROSS-SECTION DESIGNS:

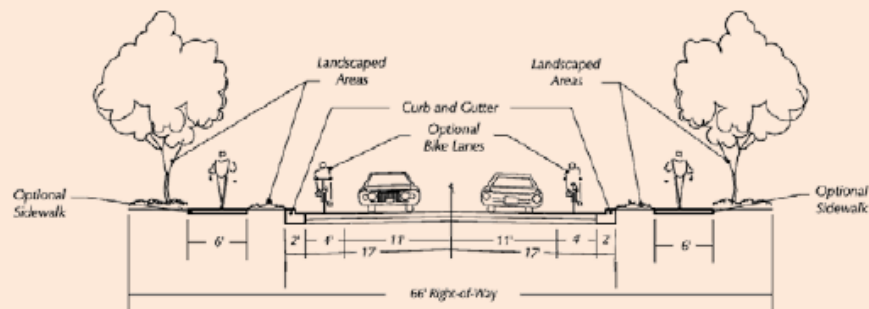
### Typical Major Arterial Cross-Section



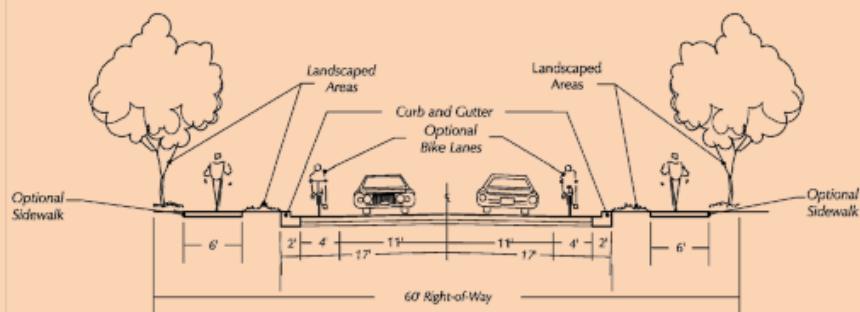
### Typical Minor Arterial Cross-Section (With Median)

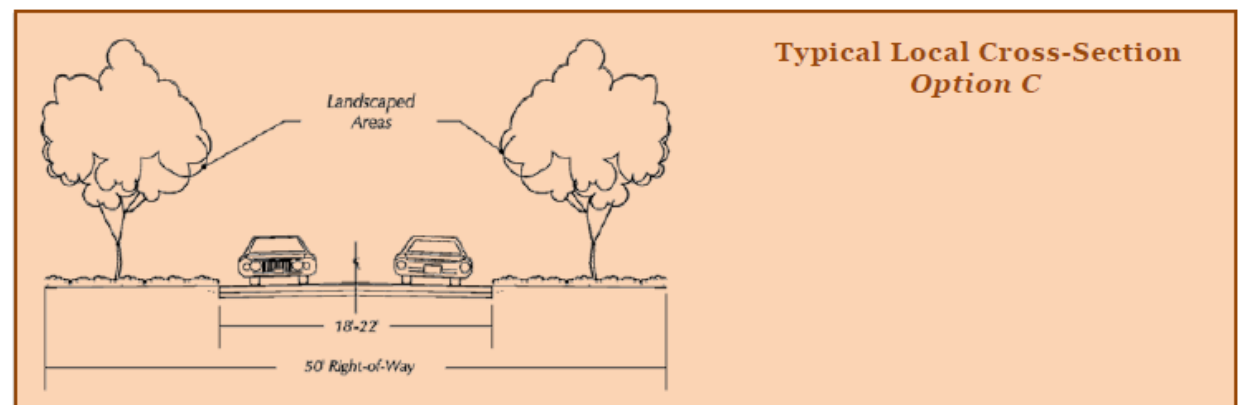
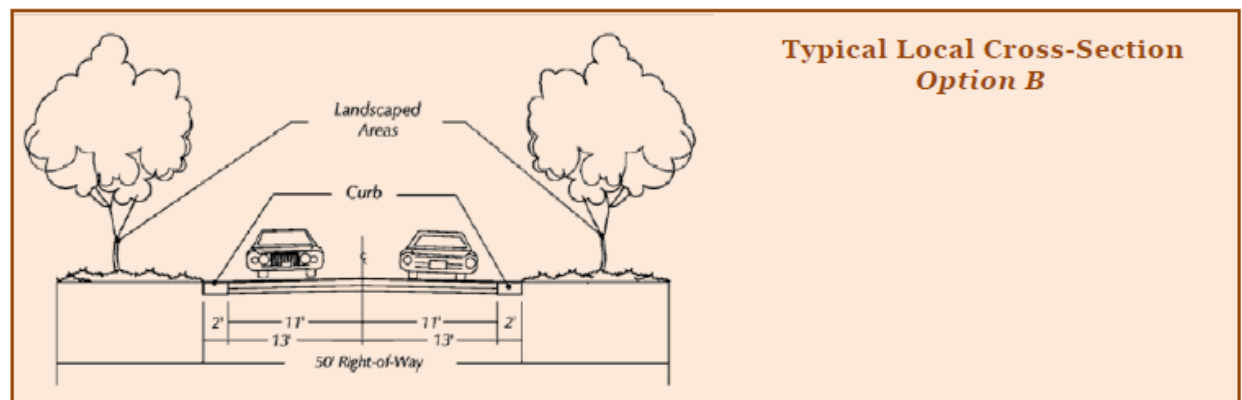
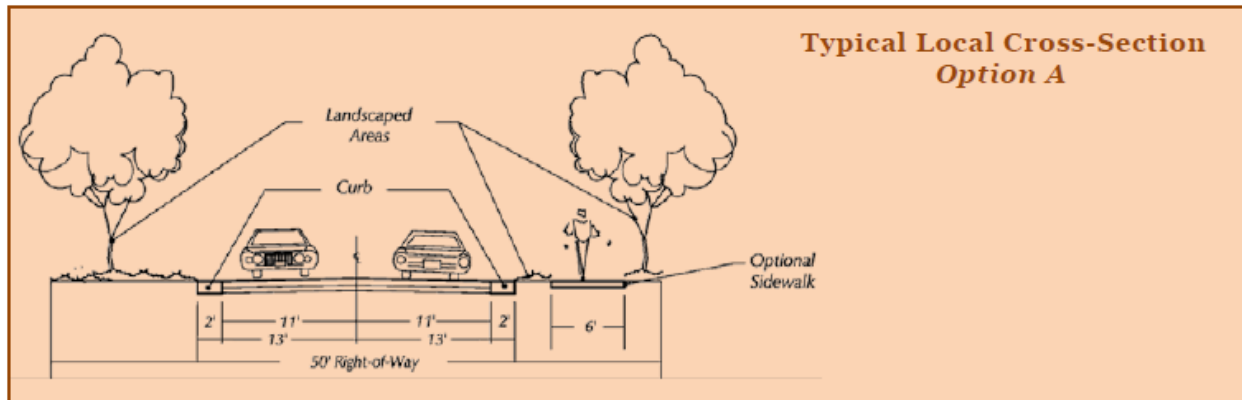


### Typical Minor Arterial Cross-Section (Without Median)



### Typical Collector Cross-Section





**APPROVED BY:** *Lisa Collins*

**DATE APPROVED/REVISED:** 5/3/2022